Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	27 Cambridge Street, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,850,000 & $2,000,000

Median sale price

Median price $2,463,000 Property Type House Suburb Armadale

Period - From 01/07/2023 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	30 New St ARMADALE 3143	$2,100,000	03/08/2024
2	37a Sutherland Rd ARMADALE 3143	$1,860,000	02/04/2024
3	28 Cambridge St ARMADALE 3143	$1,960,000	14/03/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 23/09/2024 16:50



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Property Type: House

Agent Comments

Indicative Selling Price
$1,850,000 - $2,000,000
Median House Price
Year ending June 2024: $2,463,000

Comparable Properties



30 New St ARMADALE 3143 (REI)

3 2 2

Price: $2,100,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 269 sqm approx

Agent Comments



37a Sutherland Rd ARMADALE 3143 (REI/VG)

3 1 -

Price: $1,860,000
Method: Private Sale
Date: 02/04/2024
Property Type: House
Land Size: 264 sqm approx

Agent Comments



28 Cambridge St ARMADALE 3143 (REI/VG)

3 1 1

Price: $1,960,000
Method: Expression of Interest
Date: 14/03/2024
Property Type: House (Res)
Land Size: 214 sqm approx

Agent Comments

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